

# FOR LEASE EVANS OFFICE SPACE

444 N Belair Road, Evans, GA 30809

**CHRIS FARROW**

Sr. Vice President

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706.288.1076

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**SHERMAN &  
HEMSTREET**  
Real Estate Company



# The Legacy Building

444 N Belair Road, Evans, GA 30809



## OFFERING SUMMARY

Available SF:	5,995 SF
Lease Rate:	\$22 PSF (MG)
Lot Size:	2.0 Acres
Year Built:	2019
Building Size:	20,691
Zoning:	C-1
Submarket:	Evans, GA

## PROPERTY OVERVIEW

The Legacy building is a 3 story office building located on busy and thriving Belair Road. The building is 20,691 square feet and located in the heart of the Evans, GA medical area. This property provides great retail exposure with ease of ingress and egress given the dedicated turning lane. A monument sign along Belair Road adds to the already superb exposure of this property. The property's large parking lot ensures easy and convenient parking for your clients and employees. The Legacy building's current tenant mix includes First Bank, Legacy Dental Group, Metro infusion, and Lash estheticians. Tenant improvement allowances are available for your custom buildout.

2nd floor office space is currently available

Current Tenant mix includes First State Bank, The Legacy Dental Group, Lash Estheticians, and Metro Infusion (medical)

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Building Name	The Legacy Building
Property Type	Office
Property Subtype	Office Building
APN	072A081
Building Size	20,691 SF
Lot Size	2 Acres
Building Class	A
Year Built	2019
Tenant Mix	First State Bank, Lash Estheticians, Metro Infusion (medical)



- New Construction
- Future Signaled location on Belair Road
- Over 60 parking spaces
- Strong growing demographics
- One of fastest growing counties in the U.S.
- Office and retail spaces available
- High Traffic location
- Class A office space
- Elevator

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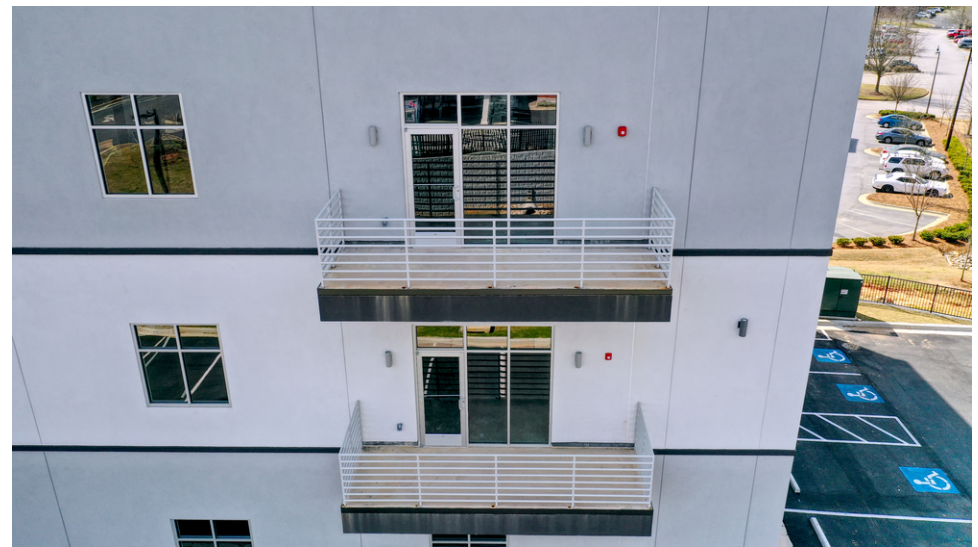
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**LEASE RATE:** \$22.00

**LEASE TYPE:** Modified Gross

**TOTAL SPACE:** 5,995 SF

**LEASE TERM:** 5 - 10 years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2nd Floor Office Space	Office Building	\$22.00 SF/yr	Modified Gross	5,995 USF	Negotiable	Can build to suit. RSF will be 6,897 sf. NNN's are included in base rate. T.I.A available

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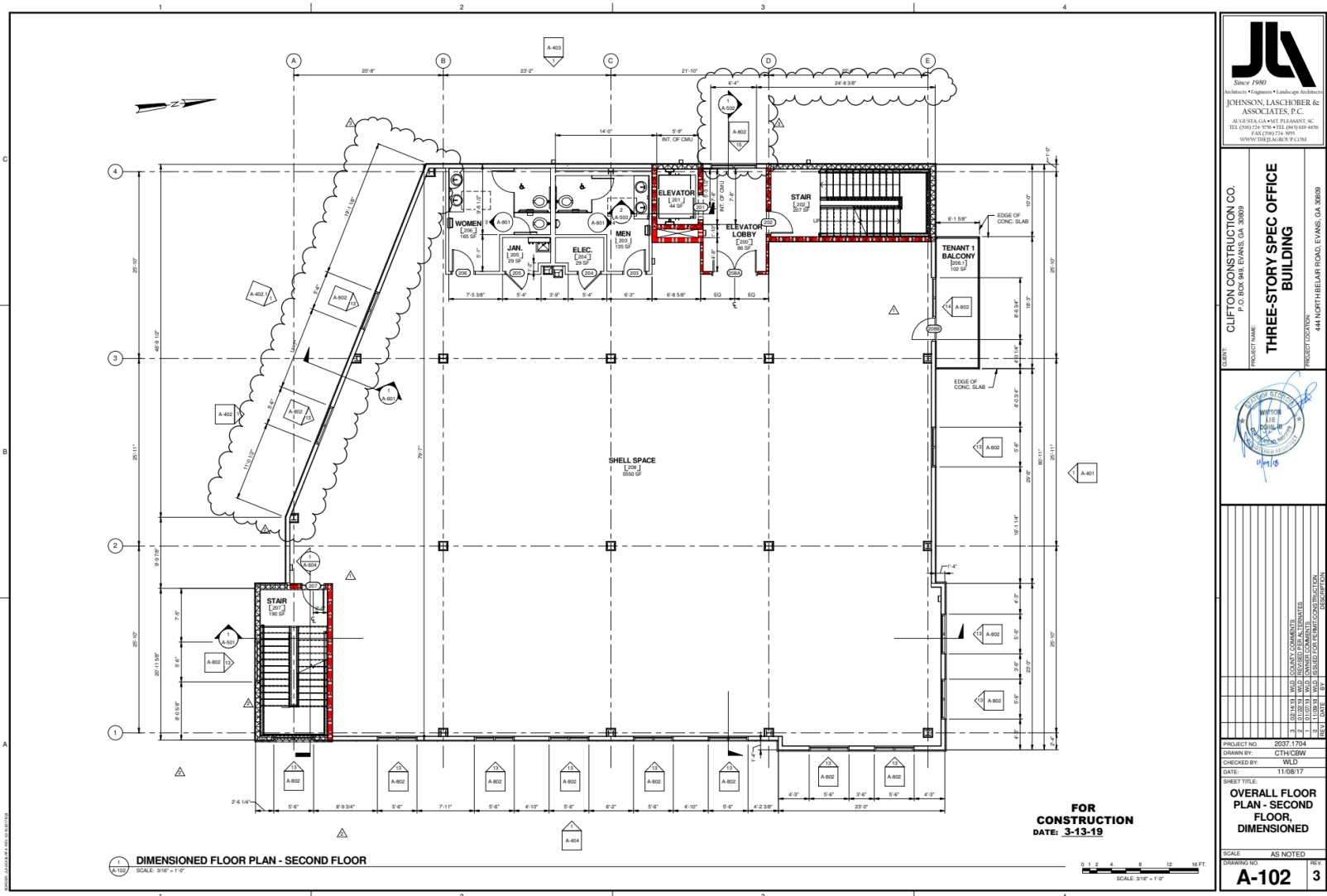
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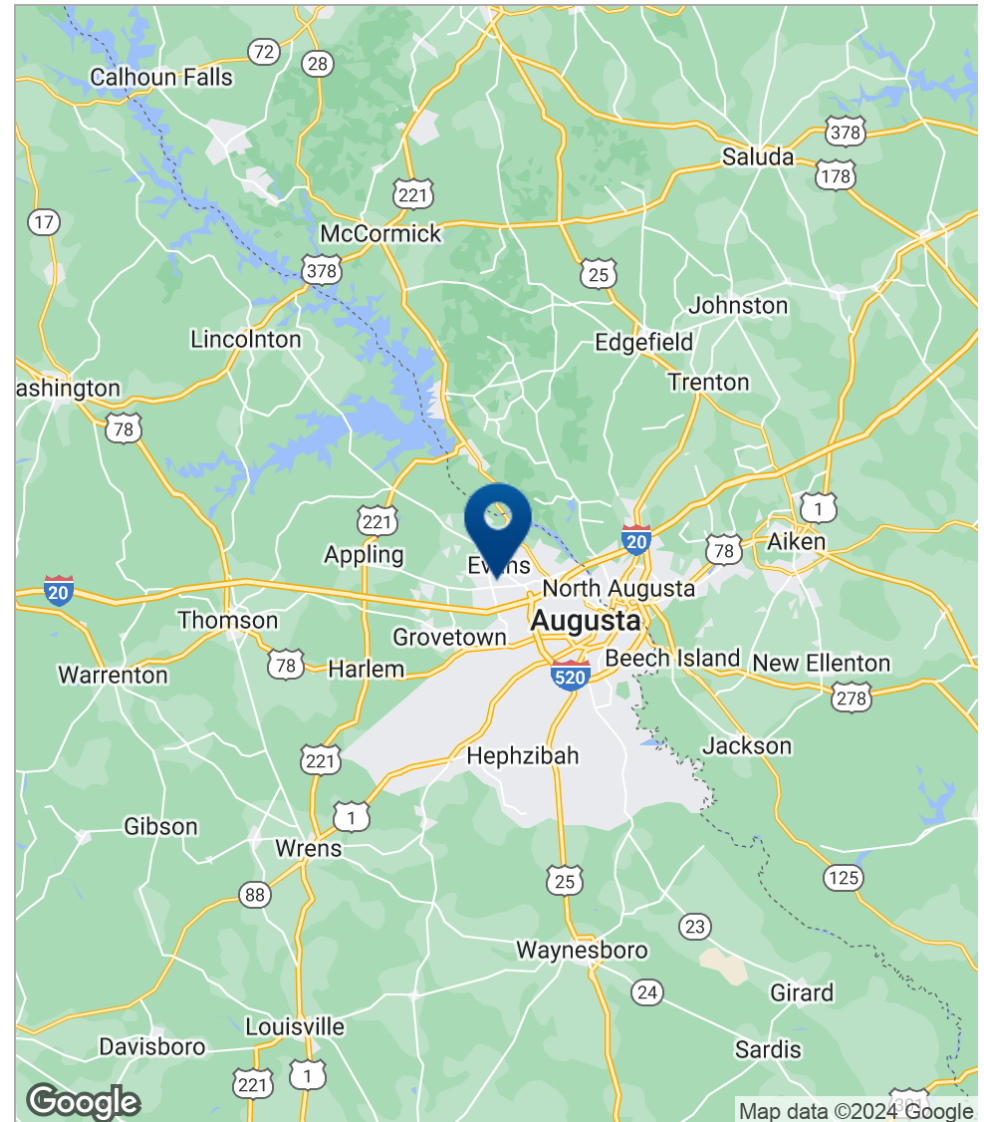
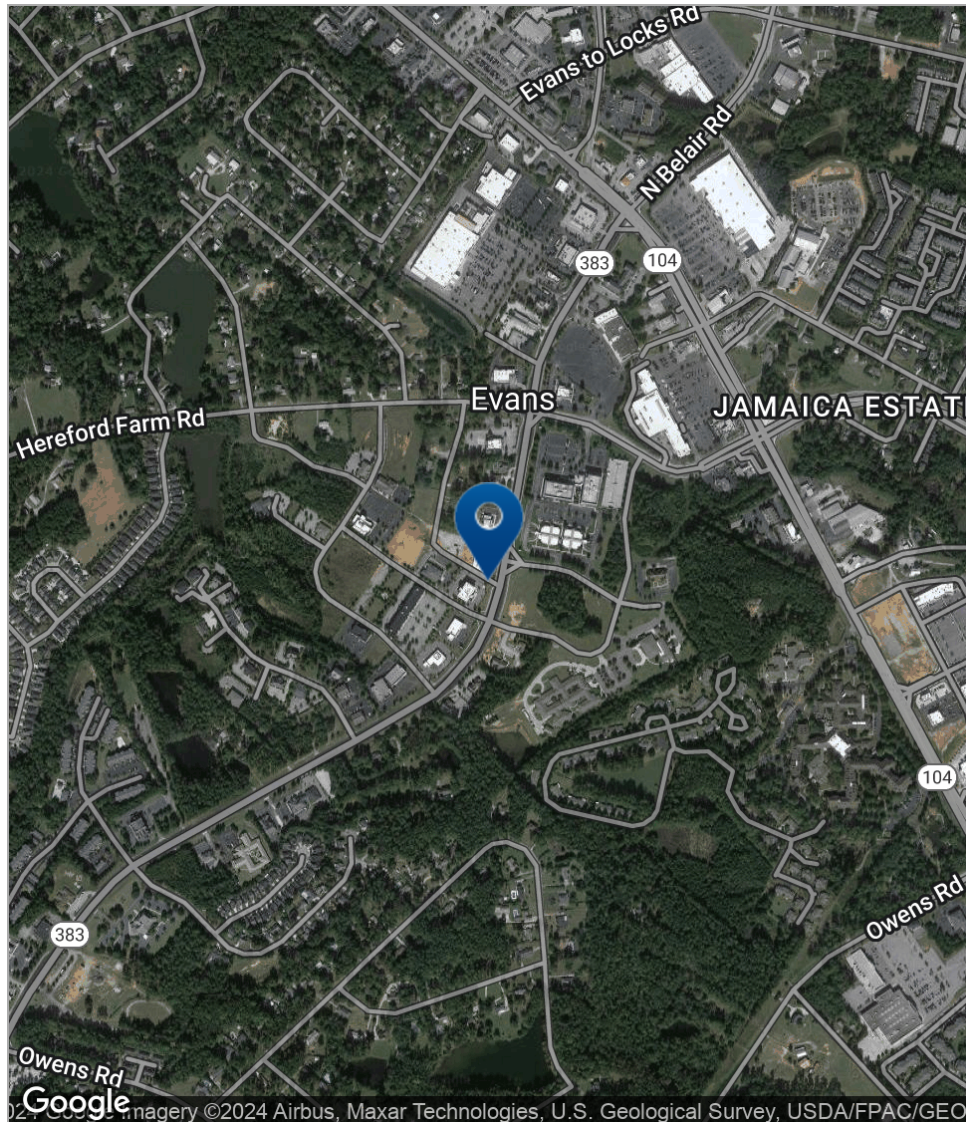
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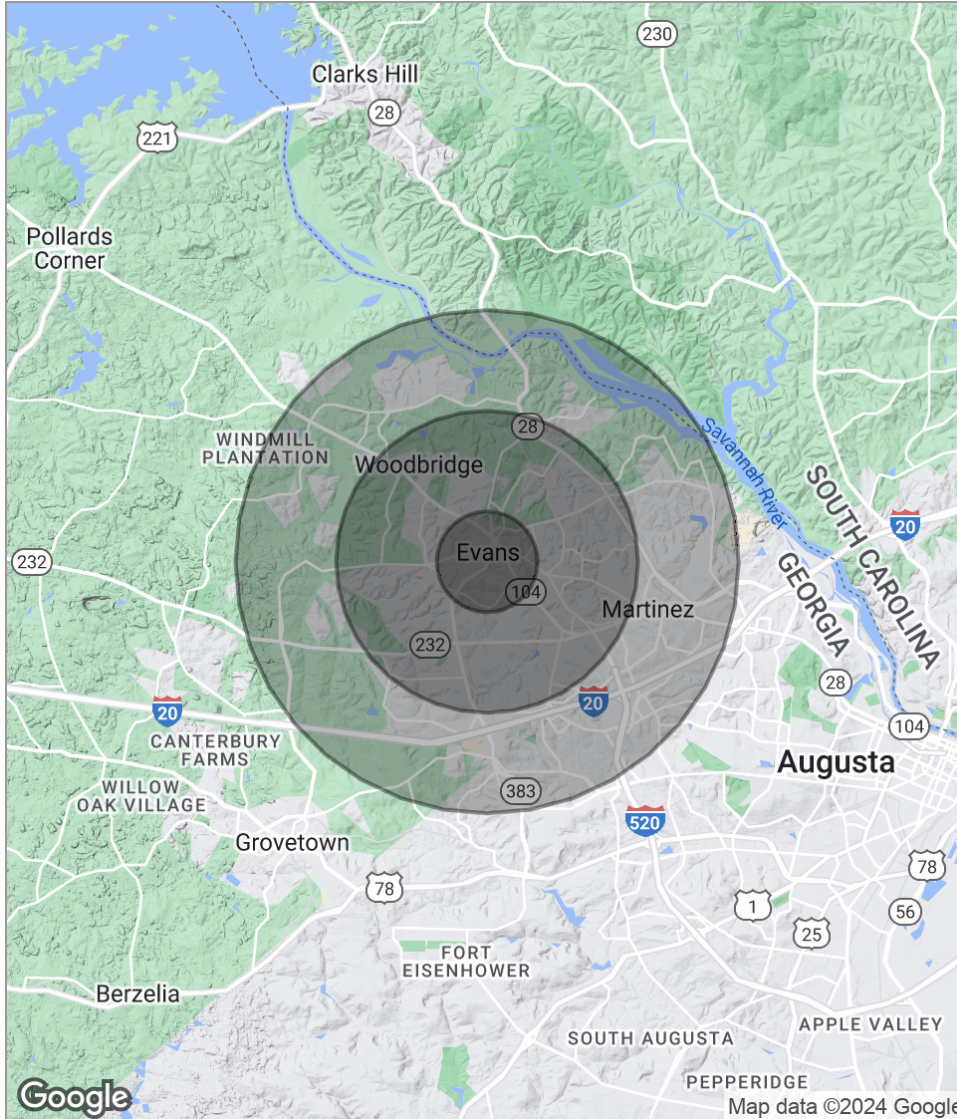
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,481	55,405	115,882
Median age	42.8	41.2	39.4
Median age (Male)	37.7	39.6	38.5
Median age (Female)	44.3	42.3	41.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,543	21,306	48,039
# of persons per HH	2.5	2.6	2.4
Average HH income	\$83,985	\$86,722	\$85,724
Average house value	\$205,700	\$205,569	\$219,911

*\* Demographic data derived from 2020 ACS - US Census*

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## PROFESSIONAL BACKGROUND

Chris Farrow has been in the commercial real estate industry since 2006. During his career he has brokered over 300 commercial real estate transactions totaling over \$50 million dollars. He specializes in retail and office properties and has been the lead advisor in many commercial development projects. He has won the Costar Power Broker award on many occasions for his success in retail leasing. Chris obtained his undergraduate in finance from Augusta University in 2005 and earned his MBA from Augusta University in 2011. In his free time he enjoys spending time in the outdoors with his wife, son, and daughter.